

CONSERVATION TEAM CONSULTATION APPLICATION RESPONSE

APPLICATION REF:	25/02042/FP
CASE OFFICER:	Melissa Tyler
APPLICATION SITE:	Hinxworth Place New Inn Road Hinxworth Baldock Hertfordshire SG7 5HB
DESCRIPTION OF WORKS:	Change of use from a Dwellinghouse (Use Class C3) to a Residential institution (Use Class C2) for adult mental health care
RECOMMENDATION:	
There is AN OBJECTION due to the lack of a Heritage Impact Assessment.	
SUGGESTED CONDITIONS: N/A	
SHORT SUMMARY: Impact on listed building's special character From the application submission the proposal sees no changes or intervention to the listed building and its setting. The link to the list description is copied blow Hinxworth Place, Hinxworth - 1347346 Historic England The planning statement and associated drawings have been submitted stating that there are to be no interventions or changes to this heritage assets other than its use from a dwelling house to a institutional use. In most cases the use of listed buildings especially at this higher grade would seek to the retain its original use. However, there are examples where change of use has offered a new lease of life to heritage assets but there has been no clear justification in the submitted documents of why this Grade II* building is not to be kept as a single dwellinghouse. Significance can be attributed to historical and community value, and this has not been assessed in the submitted planning statement. In addition, no separate heritage statement has been submitted to support this change of use other than there are no material changes that would affect fabric or setting. This would be a requirement for a heritage asset of this grade.	

As such the impact on the character, fabric and setting of the Grade II* listed building has not been robustly assessed and based on this the application cannot be supported as submitted.

Impact on character and appearance of the conservation area – Not applicable.

Does the proposal occasion harm or preserve or enhance – No meaningful conclusion can be made due to the lack of a heritage impact assessment.

Site Context:

A grade II* listed manor house set in generous grounds.

DETAILED ANALYSIS AND CONSIDERATIONS:

Please see comments in the summary section above.

HERITAGE POLICY ASSESSMENT:

Planning (Listed Building and Conservation Areas) Act 1990:

North Hertfordshire Local Plan 2011-2031:

NPPF (December 2024):

The Local Plan and NPPF

North Hertfordshire Local Plan 2011-2031 and the policies contained within it i.e., Policy HE1. The plan was adopted November 2022.

The relevant paragraph numbers at Section 16 of the July 2021 version of the NPPF have been changed as follows:

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.....

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make

a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – December 2017

At para 14 under the sub-heading 'Landscape Assessment and Amenity' it states that *"Analysis of setting is different from landscape assessment. While landscapes include everything within them, the entirety of very extensive settings may not contribute equally to the significance of a heritage asset, if at all. **Careful analysis is therefore required to assess whether one heritage asset at a considerable distance from another, though intervisible with it – a church spire, for instance – is a major component of the setting, rather than just an incidental element within the wider landscape.**"*

At para 17 it states (my emphasis in bold): *"All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. **Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.** This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis."*

Relevant National Guidance I.e. Historic England:

Other relevant documents (Please specify):

CONCLUSION:

Please see summary section above.

OFFICER: Tricia Craggs

DATE: 9.10.2025